094.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,400 / 888,400
					USE VALUE:	888,400 / 888,400
					ASSESSED:	888,400 / 888,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHABAREKH TIMOTHY & CHARLOTTE
Owner 2:	
Owner 3:	
Street 1:	116 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLEMING JENNIFER ETAL/TRUSTEES -
Owner 2:	ELIZABETH A PARKER TRUST -
Street 1:	PRINCE LOBEL TYE LLP
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02110

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Wood Shingle Exterior and 2224 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	489,400		399,000	888,400
Total Card	0.115	489,400		399,000	888,400
Total Parcel	0.115	489,400		399,000	888,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.55 | /Parcel: 399.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61612

GIS Ref

GIS Ref

Insp Date 10/23/18

!7734!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	489,400	0	5,000.	399,000	888,400		Year end	12/23/2021
2021	101	FV	460,600	0	5,000.	399,000	859,600		Year End Roll	12/10/2020
2020	101	FV	460,600	0	5,000.	399,000	859,600	859,600	Year End Roll	12/18/2019
2019	101	FV	398,300	0	5,000.	404,700	803,000	803,000	Year End Roll	1/3/2019
2018	101	FV	398,300	0	5,000.	302,100	700,400	700,400	Year End Roll	12/20/2017
2017	101	FV	398,300	0	5,000.	273,600	671,900	671,900	Year End Roll	1/3/2017
2016	101	FV	398,300	0	5,000.	262,200	660,500	660,500	Year End	1/4/2016
2015	101	FV	348,300	0	5,000.	222,300	570,600	570,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:05:10

LAST REV

Date	Time
06/25/19	10:52:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7734

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLEMING JENNIFE	71522-273	1	8/24/2018		903,000	No	No		Elizabeth A Parker dod 3/18/2018
PARKER ELIZABET	68551-201		12/8/2016	Convenience		No	No		
HESKETH LAURIE	55272-36		8/30/2010		571,000	No	No		
KIDAMBI VENKATE	51631-102		8/29/2008	Family	60,000	No	No		
PARSONS WAYNE L	34651-191		1/24/2002		415,000	No	No		
	10516-292		4/13/1964			No	No		N

USER DEFINED

Prior Id # 1:	61612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2019	SQ Returned	JO	Jenny O
10/23/2018	Inspected	CC	Chris C
9/11/2018	MEAS&NOTICE	CC	Chris C
5/14/2018	Mail Update	MM	Mary M
1/12/2009	Measured	336	PATRIOT
3/29/2002	MLS	MM	Mary M
2/2/2000	Meas/Inspect	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30298495
Const Adj.:	0.99493277
Adj $ / SQ:	175.012
Other Features:	94200
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	512968
Depreciation:	23597
Depreciated Total:	489371

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

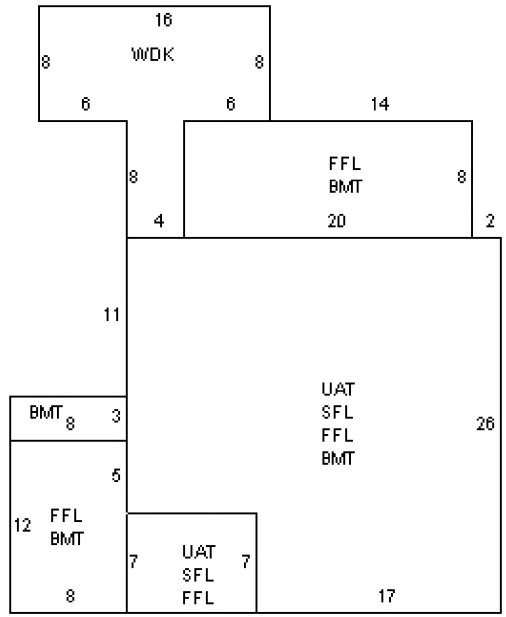
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	192.51
Special Features:	0	Val/Su Net:	172.93
Final Total:	489400	Val/Su SzAd	304.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	932	175.010	163,111
BMT	Basement	893	73.900	65,992
SFL	Second Floor	676	175.010	118,308
UAT	Upper Attic	169	134.760	22,774
WDK	Deck	160	12.190	1,950

Net Sketched Area: 2,830 | Total: 372,135

Size Ad 1608 | Gross Area 3337 | FinArea 2224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: